105.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,200 / 832,200
					USE VALUE:	832,200 / 832,200
					ASSESSED:	832,200 / 832,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEVENY BRIAN J & CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	48 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,009 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14009.000	302,800		529,400	832,200
Total Card	0.322	302,800		529,400	832,200
Total Parcel	0.322	302,800		529,400	832,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.93 | /Parcel: 366.9

Legal Description

User Acct 67536

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 105.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,800	0	14,009.	529,400	832,200	832,200	Year End Roll	12/18/2019
2019	101	FV	238,700	0	14,009.	529,400	768,100	768,100	Year End Roll	1/3/2019
2018	101	FV	238,700	0	14,009.	453,700	692,400	692,400	Year End Roll	12/20/2017
2017	101	FV	238,700	0	14,009.	423,500	662,200	662,200	Year End Roll	1/3/2017
2016	101	FV	238,700	0	14,009.	363,000	601,700	601,700	Year End	1/4/2016
2015	101	FV	232,700	0	14,009.	325,200	557,900	557,900	Year End Roll	12/11/2014
2014	101	FV	232,700	0	14,009.	301,000	533,700	533,700	Year End Roll	12/16/2013
2013	101	FV	247,600	0	14,009.	287,000	534,600	534,600		12/13/2012

!8331!

PRINT

Date	Time
12/10/20	22:54:32

LAST REV

Date	Time
02/19/19	11:50:26

ekelly

8331

USER DEFINED

Prior Id # 1:	67536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERIKSON BERNDT	1098-45		7/23/1992		202,500	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2004	383	Re-Roof	5,400					
2/17/2001	117	Siding	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
12/5/2001	External Ins	PM	Peter M
10/30/2000	Hearing N/C		
4/8/2000	Inspected	264	PATRIOT
10/27/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14009		Sq. Ft.	Site		0	70.	0.54	4			Topo	-10					529,373						529,400	

Total AC/HA: 0.32160 | Total SF/SM: 14009 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 529,373 | Spl Credit | Total: 529,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31287873
Const Adj.:	0.98304033
Adj $ / SQ:	161.327
Other Features:	83796
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411372
Depreciation:	108602
Depreciated Total:	302770

COMMENTS

BK: 554 PG: 41 CERT: 0084791 646-2717.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1		

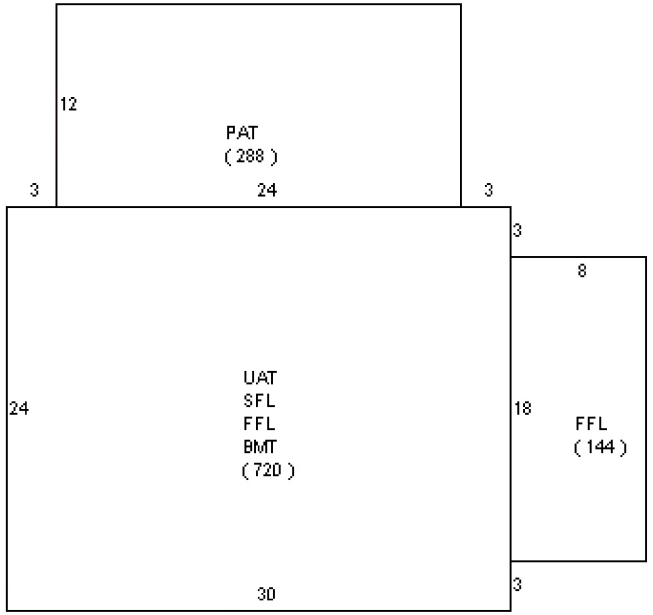
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.33
Special Features:	0	Val/Su Net:	109.24
Final Total:	302800	Val/Su SzAd	191.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	161.330	139,386
BMT	Basement	720	70.420	50,702
SFL	Second Floor	720	161.330	116,155
PAT	Patio	288	3.490	1,006
UAT	Upper Attic	180	112.930	20,327

Net Sketched Area:	2,772			Total:	327,576
Size Ad	1584	Gross Are	3312	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						
2	Frame Shed	D	Y	1	4X7	F	FR	1988	0.00	T	31	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc